First Green Building Services Contract Addendum

Addendum to the AGREEMENT made on August 1, 2025, by and between PT Inc., dba First Green Building Services (Thereafter called "First Green") and Fort Thomas Independent Schools (hereinafter called "CLIENT"). This Addendum supersedes previous agreement (attached).

Whereas, CLIENT desires First Green to supply such inside maintenance at the Properties commonly known as Highlands High School and Middle School (hereinafter called the "areas to be serviced").

NOW THEREFORE, the parties hereto agree as follows:

Beginning on December 1, 2025, First Green will provide and perform, to CLIENT's reasonable satisfaction, the services described in the "Cleaning Specification:" a true and accurate copy of which is attached hereto and made a part hereof, in the areas to be serviced, including but not limited to supervision and labor required for performing said services.

In exchange for the performance of services hereunder, the CLIENT shall make payment to First Green for services rendered hereunder at the rate of \$32,495 per month. First billing will be made on the first day of service for the month and will be payable in 30 days. Subsequent billing will be monthly. CLIENT will notify First Green of any changes which would affect the areas to be maintained which form a part of the CLIENT'S premises and prices will be adjusted as necessary.

The AGREEMENT may be terminated by either party by giving thirty (30) days written notice by registered mail addressed to the other party at the address below its name.

Contract remains as is until school ends on May 31, 2026 or as otherwise agreed upon. It is understood that, if, during the term of this contract, the minimum wage, state and/or federal unemployment or Social Security taxes are increased, Contractor may increase the monthly billing to CLIENT to compensate for these increases.

BY		CLIENT
ADDRESS:		
BY M	11/10/2025	FIRST GREEN

ADDRESS: 3014 Amsterdam Road, Villa Hills, KY 41017

Monthly Cleaning Specifications – Highlands High School & Middle School

	Area Classrooms/Labs/ Library/Offices	Frequency
1	Empty wastebaskets, replace liners	5 x week
2	Vacuum carpeted floors	5 x week
3	Dust mop tile floors and spot mop	5 x week
4	Wet mop or auto scrub tile floors	1 x week
5	Dust desks, shelves, and window sills	5 x week
6	Wipe desks	2 x week
7	Dust overhead vents and baseboards	1 x week
	Lobby/Hallways/Stairwells	
1	Vacuum all carpet and walk off mats	5 x week
2	Dust mop and wet mop or auto scrub tile floors	5 x week
3	Clean and disinfect water fountains	5 x week
4	Remove fingerprints from all door glass	5 x week
5	Dust tops of lockers	1 x week
6	Sweep and spot mop stairs	5 x week
7	Mop stairs	As Needed
	Break Rooms	
1	Disinfect table tops, microwaves and counters	5 x week
2	Empty waste cans and replace liners	5 x week
3	Dust mop floors & wet mop floors with disinfectant	5 x week
4	Disinfect outside of refrigerator & vending machines	1 x week
	Restrooms	
1	Clean and disinfect toilets, urinals, sinks, and counters	5 x week
2	Polish mirrors, chrome & stainless steel	5 x week
3	Fill all dispensers	5 x week
4	Dust mop floors & wet mop floors with disinfectant	5 x week
5	Empty wastebaskets and replace liners	5 x week
	Cafeteria & Gym	
1	Empty wastebaskets, replace liners	5 x week
2	Dust mop and wet mop or auto scrub tile floors	5 x week

First Green Building Services Contract Services Agreement

AGREEMENT made on August 1, 2025, by and between PT Inc., dba First Green Building Services (Thereafter called "First Green") and Fort Thomas Independent Schools (hereinafter called "CLIENT").

Whereas, CLIENT desires First Green to supply such inside maintenance at the Properties commonly known as Highlands High School (hereinafter called the "areas to be serviced").

NOW THEREFORE, the parties hereto agree as follows:

Beginning on August 1, 2025, First Green will provide and perform, to CLIENT's reasonable satisfaction, the services described in the "Cleaning Specification:" a true and accurate copy of which is attached hereto and made a part hereof, in the areas to be serviced, including but not limited to supervision and labor required for performing said services.

In exchange for the performance of services hereunder, the CLIENT shall make payment to First Green for services rendered hereunder at the rate of \$20,750 per month. First billing will be made on the first day of service for the month and will be payable in 30 days. Subsequent billing will be monthly. CLIENT will notify First Green of any changes which would affect the areas to be maintained which form a part of the CLIENT'S premises and prices will be adjusted as necessary.

The AGREEMENT may be terminated by either party by giving thirty (30) days written notice by registered mail addressed to the other party at the address below its name.

Contract remains as is until school ends on May 31, 2026 or as otherwise agreed upon. It is understood that, if, during the term of this contract, the minimum wage, state and/or federal unemployment or Social Security taxes are increased, Contractor may increase the monthly billing to CLIENT to compensate for these increases.

BY De la	Superintendent CLIENT
ADDRESS: 28 N. FORT Thomas Avenue	FORT Thomas, KY 41075
BY 111_	FIRST GREEN

ADDRESS: 3014 Amsterdam Road, Villa Hills, KY 41017

Monthly Cleaning Specifications – Highlands High School

1Empty wastebaskets, replace liners5 x week2Vacuum carpeted floors5 x week3Dust mop tile floors and spot mop5 x week4Wet mop or auto scrub tile floors1 x week5Dust desks, shelves, and window sills5 x week6Wipe desks2 x week7Dust overhead vents and baseboards1 x weekLobby/Hallways/Stairwells5 x week1Vacuum all carpet and walk off mats5 x week2Dust mop and wet mop or auto scrub tile floors5 x week3Clean and disinfect water fountains5 x week4Remove fingerprints from all door glass5 x week5Dust tops of lockers1 x week6Sweep and spot mop stairs5 x week7Mop stairs5 x week8Empty waste cans and replace liners5 x week9Dust mop floors & wet mop floors with disinfectant5 x week1Clean and disinfect toilets, urinals, sinks, and counters5 x week2Polish mirrors, chrome & stainless steel5 x week3Fill all dispensers5 x week4Dust mop floors & wet mop floors with disinfectant5 x week5Empty wastebaskets and replace liners5 x weekCafeteria & GymEmpty wastebaskets, replace liners5 x week1Empty wastebaskets, replace liners5 x week2Dust mop and wet mop or auto scrub tile floors5 x week		Area Classrooms/Labs/ Library/Offices	Frequency
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2 Dust mop and wet mop or auto scrub tile floors 5 x week	1	Empty wastebaskets, replace liners	5 x week
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